

Town of Sharon Planning Board

Minutes of 9/24/20

Sharon Community Center

Planning Board Members

Shannon McLaughlin, Chair	Pasqualino Pannone
Kai Yu, Vice Chair absent	Peter O'Cain, Town Engineer absent
Rob Maidman	
David Blaszkowsky	

Other Attendees:

Steve Rafsky - Sharon Gallery

Bob Shelmerdine - Sharon Gallery

David Spiegel - Sharon Gallery

Randy Meuse - Sharon Gallery

Eric Hooper - Town of Sharon

Chrissy Ripley - Sharon Credit Union Sign

Meeting Initiation

Chair McLaughlin called the meeting to order at 7:05 PM.

Meeting Minutes

Mr. Maidman moved to accept the minutes of 8/27/20 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Sharon Credit Union Sign 42 Pond Street

The second discussion for this sign occurred regarding size and color. The Board asked that a new mockup be provided. This item will be placed on the agenda for the next meeting.

Sharon Gallery Public Hearing

Mr. Blaszkowsky read the Public Hearing notice. Mr. Pannone moved to open the Public Hearing and Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of approval.

Steve Rafsky stated that a lot of work has been done on the site. Site and road improvements have been done in anticipation of the development. Since zoning there has been leasing activity with a letter of intent from Market Basket. The site was reviewed on environmental land. There was road design approval. The ZBA work was halted as a member resigned and there was no

quorum so that works needs to begin again. COVID 19 and the road not totally approved have slowed the process as well. They have a new opportunity in a BJ's type tenant that requires a fueling station. He continued by stating that the Board of Selectmen and FinCom are in favor of this and the ConCom is supportive.

Mr. Rafsky said the developer has been responsive to all issues raised. Bayside Engineering whom they contracted said the change in traffic should be minimal. They will continue to do more investigation on traffic as well. They are requesting to put the fueling station in Zone 2. They will do what is best for the community, traffic flow and the project. Millions of dollars have been spent on this site. They are looking for tenants for the long haul and have stability to do this. This tenant will draw other tenants to this site.

Chair McLaughlin thanked the presenters.

Mr. Maidman asked what is the forward path they see with Market Basket and timeline for this potential tenant. Mr. Rafsky replied that they need the road work done, permit and then site plan review.

Mr. Blaszkowsky said approvals from the town do not trigger Mass Highway improvements for property. The problem is major anchors will not start unless they know the Mass Highway has signed permits so while building, highway permits can be done.

Mr. Maidman asked what has to be done for the site plan review for Market Basket. Mr. Spiegel said they have to refile with a proper quorum.

Mr. Pannone asked if Market Basket will have any objections to a BJ's like tenant. Mr. Spiegel said one major concern is the potential tenant doesn't want to be only tenant in a large piece of property. It is critical to bring other large tenants to the site.

Mr. Pannone asked if there will be electric charging stations at the gas station. Mr. Spiegel said no but they will be on other areas in the site.

Mr. Blaszkowsky asked if a BJ's type store does not fit in ten years what happens to the fueling station. Who does the clean up? Mr. Spiegel replied that state law requires that there cannot be any abandoned tanks.

Randy Meuse from GZA said he focuses on the engineering side specific to gasoline and products installed in ground. Massachusetts law addresses underground storage. If tanks are no longer considered viable then they are deemed abandoned. From a closure perspective all entry points are secured. Tanks need to be removed and land restored to the original condition.

Mr. Shelmerdine said the Town of Sharon bylaw change was based on a special permit.

Mr. Maidman said the entrance will traverse residential and pedestrian areas, is there any flexibility? Mr. Spiegel said he will ensure there is a good buffer between the access point and residential for quality of life.

Mr. Maidman asked if Sharon residents could use the gas station or only people who were members of the club. He asked if it is exclusionary. Mr. Spiegel said he does not have control as the developer.

Mr. Maidman said the Planning Board charge is to think about the future. We have a gas station near Heights and in mid town and both are revenue generators. Do your studies show these businesses will be negatively impacted by this type of business. Mr. Spiegel said he wants to bring tenancy for the next 50 to 100 years. He believes it's a substantial benefit to the town to develop a larger piece of property. They are working on a large medical development center as well.

Mr. Rafsky said rising tide brings ships up. Evidence shows will enhance other businesses if run efficiently.

Ms. McLaughlin said on zoning changes would there be possibility for more than one gas station. Mr. Shelmerdine said they are just changing the bylaw to allow for this particular use. Mr. Pannone asked about the control gate. Mr. Shelmerdine said in the original MOU from 3/6/07 with the previous owner, no traffic was allowed down South Walpole Street. Early on they were prohibited from having this as an exit.

Mr. Blaszowsky commented that the idea of a life science building participation is a fabulous tenant to have in town.

Mr. Pannone moved to close the Public Hearing. Mr. Blaszowsky seconded the motion and the Board voted 4-0-0 in favor of approval.

Ms. McLaughlin opened for public comments but there were none.

Mr. Maidman said he anticipates lots of questions about Market Basket status at Town Meeting and he wants them to be prepared to answer the questions.

Mr. Blaszowsky moved to endorse the proposed amendments to Sharon bylaws to allow a fueling station. Mr. Pannone seconded the motion. The Board voted 3-0-1 (Maidman) in favor of approval.

Other

Revisit sign on 10/8 meeting as applicant did not meet regulations.

Ms. McLaughlin will gather information on site review for future discussions.

Mr. Blaszowsky said we need to be less dependent on retail to make ourselves more attractive to other types of businesses. Plan for a more diverse economy.

A brief discussion of life science ensued.

Mr. Maidman stated that we run the risk of having zoning rules for every change in the same district.

Ms. McLaughlin said it has to do with planning. Look at the Master Plan. Look at the COVID impacts to the national economy. Maybe we can have expert guest speakers for cutting edge data.

Mr. Maidman said at Town Meeting moving forward on budget. In the Select Board budget is for a part time planner. This person will be able to help with future planning for the town.

Future Agenda Topics

Review of Post Office Square Design Guidelines

Role of Planning Board in site plan review

Discussion on the need for a Town Planner

Zoning Bylaw 4391

Future Scheduled Meetings

10/29, 11/12

Adjournment

Mr. Pannone moved to adjourn and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 to adjourn the meeting at 8:30 PM.